

DEED

This Deed is made on April 28TH, 2000.

Prepared by: (Print preparer's name below signature)
ROBBINS & ROBBINS, ESQ.
PEGGY CURTIS, PARALEGAL

BETWEEN CLIFFORD PALMER, (Former Partner of HUG HOLDINGS, a Partnership
now known as CHAPEL STREET PARTNERS)

whose address is

105 OCEAN AVENUE, MASSAPEQUA, N.Y. 11758

referred to as the Grantor.

AND

CHAPEL STREET PARTNERS (formerly known as HUG HOLDINGS, a
Partnership)

whose post office address is 99 Chapel Street, Newark, New Jersey,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of *****LESS THAN ONE HUNDRED***** (\$100.00) *****DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of City of Newark
Block No. * Lot No. * Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Newark
County of Essex and State of New Jersey. The legal description is:

*Lots 10, 11, and 12 in Block 2442 and Lots 21 & 25 in Block 2437, on the official tax map of the City of Newark, New Jersey. PLEASE SEE ATTACHED LEGAL DESCRIPTION ANNEXED HERETO AND MADE A PART HEREOF AS SCHEDULE "A".

BEING the same premises as described in the attached SCHEDULE "B".

IT IS specifically intended by Grantor, CLIFFORD PALMER, to give, grant, bargain, sell, quitclaim, release and assign irrevocably to the Grantee(s), CHAPEL STREET PARTNERS (formerly known as Hug Holdings, a Partnership), a Partnership, all present, past, or future estate, right, title and interest, legal or equitable, whether vested, inchoate or contingent, and in particular but not by way of limitation thereof, any vested, inchoate or possible future estate arising by virtue of any statute, Court decision, or implication of law out of the partnership relationship of the parties hereto.

Premises are also known and described as 99-129 Chapel Street, Newark, New Jersey; Lots 10, 11 and 12 in Block 2442, Newark, Essex County, New Jersey on the official tax map of the City of Newark, N.J.; AND,

Premises are also known and described as 12-34 Lister Avenue, Newark, New Jersey; Lot 21 in Block 2437, Newark, Essex County, New Jersey, on the official tax map of the City of Newark, N.J.; AND

Premises are also known and described as 2-34 Lister Avenue, Newark, New Jersey; Lot 25 in Block 2437, Newark, Essex County, New Jersey, on the official tax map of the City of Newark, N.J.

Received & Recorded
Register's Office
Essex County, NJ
06/13/2000 10:02:0
Carole A. Graves
7 1 299580
Cons: \$100.00
RTT: \$0.00

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING AGENCY

D/299580

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Issued By:

CHICAGO TITLE INSUR

Schedule A - Description

SCHEDULE "A"

INSURANCE

COM

Your Reference: CHAPEL ST. PARTNERS REFINANCE
REVISED: 04/10/00

Commitment No: 9927-00998

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4. The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN TRACT, PARCEL AND LOT OF LAND LYING AND BEING SITUATE IN THE CITY OF NEWARK, COUNTY OF ESSEX, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHAPEL STREET, SAID POINT BEING LOCATED SOUTH 03 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 205.13 FEET FROM THE INTERSECTION OF THE AFORESAID WESTERLY SIDELINE OF CHAPEL STREET WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF LISTER AVENUE; THENCE RUNNING

- 1) ALONG THE AFORESAID WESTERLY SIDELINE OF CHAPEL STREET, SOUTH 03 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 411.02 FEET TO A POINT; THENCE
- 2) SOUTH 86 DEGREES 23 MINUTES 35 SECONDS WEST, A DISTANCE OF 279.10 FEET TO A POINT; THENCE
- 3) NORTH 36 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF 738.08 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF THE PASSAIC RIVER; THENCE
- 4) ALONG THE PASSAIC RIVER, NORTH 31 DEGREES 30 MINUTES 35 SECONDS EAST, A DISTANCE OF 225.38 FEET TO A POINT; THENCE
- 5) SOUTH 36 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 60.95 FEET TO A POINT; THENCE
- 6) NORTH 50 DEGREES 34 MINUTES 35 SECONDS EAST, A DISTANCE OF 272.42 FEET TO A POINT; THENCE
- 7) SOUTH 39 DEGREES 25 MINUTES 25 SECONDS EAST, A DISTANCE OF 11.72 FEET TO A POINT; THENCE
- 8) NORTH 51 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 323.82 FEET TO A POINT; THENCE
- 9) NORTH 30 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 206.23 FEET TO A POINT ON THE AFORESAID SOUTHEASTERLY SIDELINE OF THE PASSAIC RIVER; THENCE
- 10) ALONG THE AFORESAID SOUTHEASTERLY SIDELINE OF THE PASSAIC RIVER, NORTH 46 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 99.48 FEET TO A POINT; THENCE
- 11) CONTINUING ALONG THE PASSAIC RIVER, NORTH 54 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 91.59 FEET TO A POINT; THENCE

(Continued on Next Page)

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Schedule A - Description (cont'd)

COMMERCIAL COMMITMENT FOR TITLE INSURANCE

Your Reference: CHAPEL ST. PARTNERS REFINANCE
REVISED: 04/10/00

Commitment No: 9927-00998

- 12) SOUTH 35 DEGREES 03 MINUTES 25 SECONDS EAST, A DISTANCE OF 710.25 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY SIDELINE OF LISTER AVENUE; THENCE
- 13) ALONG THE AFORESAID NORTHWESTERLY SIDELINE OF LISTER AVENUE, SOUTH 65 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 300.42 FEET TO A POINT; THENCE
- 14) NORTH 24 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 107.69 FEET TO A POINT; THENCE
- 15) NORTH 06 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 5.24 FEET TO A POINT; THENCE
- 16) SOUTH 56 DEGREES 53 MINUTES 35 SECONDS WEST, A DISTANCE OF 17.03 FEET TO A POINT; THENCE
- 17) NORTH 06 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.80 FEET TO A POINT; THENCE
- 18) SOUTH 56 DEGREES 53 MINUTES 35 SECONDS WEST, A DISTANCE OF 151.56 FEET TO A POINT; THENCE
- 19) SOUTH 55 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 52.16 FEET TO A POINT; THENCE
- 20) SOUTH 52 DEGREES 40 MINUTES 35 SECONDS WEST, A DISTANCE OF 51.53 FEET TO A POINT; THENCE
- 21) SOUTH 49 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 7.57 FEET TO A POINT; THENCE
- 22) SOUTH 48 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 80.83 FEET TO A POINT; THENCE
- 23) NORTH 41 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 10.57 FEET TO A POINT; THENCE
- 24) SOUTH 48 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 177.33 FEET TO A POINT; THENCE
- 25) SOUTH 36 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 320.02 FEET TO A POINT; THENCE
- 26) NORTH 40 DEGREES 29 MINUTES 35 SECONDS EAST, A DISTANCE OF 255.54 FEET TO A POINT ON THE AFORESAID WESTERLY SIDELINE OF CHAPEL STREET, SAID POINT BEING THE POINT AND PLACE OF BEGINNING.

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04/10/00 14:07 FAX 732 238 9822

CHICAGO TITLE INSURANCE + ROBBINS&ROBBINS 2007

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Schedule A - Description (cont'd)

COMMERCIAL COMMITMENT FOR TITLE INSURANCE

Your Reference: CHAPEL ST. PARTNERS REFINANCE
REVISED: 04/10/00

Commitment No: 9927-00998

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THE ABOVE DESCRIPTION IS DRAWN IN ACCORDANCE WITH A SURVEY PREPARED BY
CONTROL LAYOUTS, INC. DATED FEBRUARY 23, 2000.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

LOTS 10, 11, 12, BLOCK 2442, LOTS 21 & 25, BLOCK 2437, ON THE OFFICIAL TAX
MAP OF THE CITY OF NEWARK, ESSEX COUNTY, NEW JERSEY.

SCHEDULE "B"

BK5700Pg0295

3. FEE SIMPLE interest in the land described in this Commitment is owned, at the Commitment Date, by:
TRACT I - LOTS 10, 11 AND 12, BLOCK 2442

HUG HOLDINGS, A NEW JERSEY GENERAL PARTNERSHIP BY DEED FROM OGDEN ALLOYS, INC., A DELAWARE CORPORATION DATED NOVEMBER 2, 1978 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE NOVEMBER 14, 1978 IN DEED BOOK 4625 PAGE 83.

BY DEED BOOK 5040 PAGE 679 ROSE MARCO, AS EXECUTRIX OF THE ESTATE OF NAT MARCO CONVEYS THE PARTNERSHIP INTEREST OF NAT MARCO TO UMBERTO U. GUIDO, JR. AND PAT MAZZELLA, T/A HUG HOLDINGS, A GENERAL PARTNERSHIP RECORDED AUGUST 18, 1988 IN DEED BOOK 5040 PAGE 679.

TITLE TO TRACT II - LOTS 21 AND 25, BLOCK 2437 BECAME VESTED AS FOLLOWS:

UMBERTO J. GUIDO, JR., CLIFFORD PALMER, NAT MARCO AND PAT MAZZELLA, CO-PARTNERS, TRADING AS HUG HOLDINGS BY DEED FROM LISTER AVENUE URBAN RENEWAL CORP. DATED MARCH 27, 1978 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE MAY 1, 1978 IN DEED BOOK 4602 PAGE 637. (LOT 21)

UMBERTO J. GUIDO, JR., CLIFFORD PALMER, NAT MARCO AND PAT MAZZELLA, CO-PARTNERS, TRADING AS HUG HOLDINGS BY DEED FROM ENVIROGENICS COMPANY, A DIVISION OF AEROJET GENERAL CORPORATION BY AEROJET GENERAL CORPORATION DATED MARCH 27, 1978 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE MAY 1, 1978 IN DEED BOOK 4602 PAGE 630. (LOT 25)

SUBDIVISION DEED DATED MARCH 1, 1988 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE MARCH 9, 1988 IN DEED BOOK 5019 PAGE 4. (AS TO LOT 21, 25 AND 30)

BY DEED BOOK 5035 PAGE 231 RECORDED JULY 12, 1988 ROSE MARCO, AS EXECUTRIX OF THE ESTATE OF NAT MARCO CONVEYS THE PARTNERSHIP INTEREST OF NAT MARCO TO UMBERTO J. GUIDO, JR., PAT MAZZELLA AND CLIFFORD M. PALMER, T/A HUG HOLDINGS, A GENERAL PARTNERSHIP.

BY DEED BOOK 5035 PAGE 235 RECORDED JULY 12, 1988 CLIFFORD M. PALMER CONVEYS HIS PARTNERSHIP INTEREST TO UMBERTO J. GUIDO, JR., AND PAT MAZZELLA, PARTNERS TRADING AS HUG HOLDINGS.

SUBDIVISION DEED DATED FEBRUARY 22, 1995 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE MARCH 6, 1995 IN DEED BOOK 5355 PAGE 53. (AS TO LOT 25)

DEED BETWEEN UMBERTO J. GUIDO, JR. AND PAT MAZZELLA, PARTNERS TRADING AS CHAPEL STREET PARTNERS, FORMERLY KNOWN AS HUG HOLDINGS DATED FEBRUARY 22, 1995 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE MARCH 17, 1995 IN DEED BOOK 5356 PAGE 532 WHICH CONVEYS A PORTION OF LOT 25, BLOCK 2437.

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Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

X Claudia J. DiPietro

CLIFFORD PALMER (Seal)

() An Attorney-At-Law of NEW JERSEY
(X) A Notary Public of N.J. CLAUDIA J. DIPETRO
My Comm. Expires: 6/20/02

STATE OF NEW JERSEY, COUNTY OF ESSEX
I CERTIFY that on April 28th, 2000,

SS.:

CLIFFORD PALMER

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): personally came before me

- (a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her act and deed; and
(c) made this Deed for \$ Less Than \$100.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

X Claudia J. DiPietro
(Print name and title below signature)
() An Attorney-At-Law of N.J.
(X) A Notary Public of N.J. CLAUDIA J. DIPETRO
My Commission Expires 6/20/02

STATE OF NEW JERSEY, COUNTY OF ESSEX
I CERTIFY that on

, 19

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of the corporation named in this Deed;
(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
(d) this person knows the proper seal of the corporation which was affixed to this Deed;
(e) this person signed this proof to attest to the truth of these facts; and
(f) the full and actual consideration paid or to be paid for the transfer of title is \$ Less Than \$100.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on April 28th, 19 2000

AL NOBILE
(Print name of attesting witness below signature)
AL NOBILE

DEED

Dated: April 28TH, 2000

CLIFFORD PALMER, (Former Partner
of HUG HOLDINGS, a Partnership
now known as CHAPEL STREET PARTNERS)

Grantor.

TO

CHAPEL STREET PARTNERS
(Formerly known as HUG HOLDINGS,
a Partnership)

Grantee.

Record and return to:

ROBBINS & ROBBINS, ESQS. LLP
568 Amboy Avenue
Woodbridge, N.J. 07095

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
(908) 272-0800 Page 1

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF ESSEX

SS:

FOR RECORDER'S USE ONLY
Consideration \$ _____
Realty Transfer Fee \$ _____
Date _____ By _____

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Clifford Palmer (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Grantor in a deed dated 4/28/00
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. S. 2442 and 2437 respectively Lot No. 10, 11 & 12 AND
located at 99-129 Chapel St., Newark, N.J. and 12-34 Lister Avenue, Newark, N.J. and Lots 21 & 25, respectively
(Street Address, Municipality, County)
2--34 Lister Avenue, Newark, N.J.

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(a) For a consideration of less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A) SENIOR CITIZEN (See Instruction #8.)

- ☐ Grantor(s) 62 yrs. of age or over.*
☐ One- or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

B) BLIND (See Instruction #8.)

- ☐ Grantor(s) legally blind.*
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8.)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One- or two-family residential premises.
☐ Receiving disability payments.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)

- ☐ Affordable According to HUD Standards.
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

D) NEW CONSTRUCTION (See Instruction #9.)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 28 day of April, 2000

[Signature]
Notary Public

[Signature]
Name of Deponent (sign above line)
Clifford Palmer
105 OCEAN AVENUE
MASSAPEQUA, N.Y. 11758
Address of Deponent

Clifford Palmer

Name of Grantor (type above line)

105 OCEAN AVE

MASSAPEQUA, N.Y. 11758

Address of Grantor at Time of Sale

A Notary Public of N.J.

Com. Expires: 4/30/02

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)

TRIPLICATE - Pink copy is your file copy.